WARRANTY DEED

BOOK 5971 PAGE 753

(CORPORATE FORM)

Form #WD5

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ralph Fletcher etal. (NAME)	(same) (NAME)	60-8-74
3106 Dickerson Rd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	60-8-77
Nashville, Tn. 37207 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of One Hundred Seventy Thousand and No/100 ($170,000.00) *Dollars,*

the receipt of which is hereby acknowledged, ATHENS TRANSIT CORPORATION, a Tennessee Corporation, (hereinafter referred to as "Grantor")

has bargained and sold, and does hereby transfer and convey unto the said Ralph Fletcher and George B. Harris, partners, (hereinafter referred to as "Grantee"), their *(successors), heirs and assigns,*

certain real estate in Davidson *County, Tennessee, as follows:,* and described on the reverse side of this page.

1. Grantee hereby assumes and agrees to pay the 1982 Real Estate Taxes on the property being conveyed, Grantee having received a proporial credit therefor;
2. A lease of record in Book 3913, page 361, Register's Office for Davidson County, Tennessee, dated July 19, 1965;
3. An assignment of a lease of record in Book 4438, page 407, Register's Office for Davidson County, Tennessee, dated January 28, 1969;
4. Trust Agreement of record in Book 4442, page 403, Register's Office for Davidson County, Tennessee, dated January 28, 1969;
5. A lease of record in Book 4807, page 179, Register's Office for Davidson County, Tennessee, dated March 22, 1974;
6. An easement for the flow of a creek; and
7. Record plan in Book 3842, page 138, Register's Office for Davidson County, Tennessee.

The above leases are assigned to Grantee by this conveyance.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 170,000.00

Subscribed and sworn to before me, this the 1 day of December 19 82.

Affiant

My commission expires: 1-15-83 (Affix Seal)

Notary Public

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

unimproved ( )
This is improved (X) property, known as 3106 Dickerson Road, Nashville, Tn. 37207
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, their *(successors),*

heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.; except as reflected above.

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said Grantee, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness its *hand this* 1 *day of* December, 82, *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

ATHENS TRANSIT CORPORATION
BY: R. B. Waddey, President
R. B. Waddey, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, *a Notary Public of the State and County aforesaid, personally appeared* R. B. Waddey, *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* president of the Athens Transit Corporation, *the within named bargainor, a corporation, and that* he *as such* president *being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by* him *self as* president.

Witness my hand and seal, at office in Nashville, Davidson County, Tennessee, *this* 1 *day of* December, 19 82

Joseph H. Moseley, Jr. *Notary Public*

Commission expires 1-15-83

Land in Davidson County, Tennessee, being Lot No. 3 and part of Mason Property for future development, as shown on the plan of Cavalier Apartments, of record in Plan Book 3842, page 138, Register's Office for said County, as follows:

Beginning at a point on the northerly margin of a 5 foot street dedication for Ewing Lane, said point being the southeasterly corner of Linden Grove Subdivision, as of record in Book 1835, page 89, Register's Office for Davidson County, Tennessee; thence along the easterly line of said Subdivision, North 7° 59' East 191.48 feet to a point; thence in a westerly direction 5.83 feet to a point; thence along the easterly line of Lot No. 1 of the Cavalier Apartments Plan, North 2°31' East 86.29 feet to a point, said point being the southwest corner of Lot No. 6 on the Plan of Oak Park Commercial Development, Section 5, of record in Plan Book 4350, page 61, Register's Office for said County; thence along the southerly margin of said Lot No. 6, South 87° 29' East 100.38 feet to a point, the southwesterly corner of Lot No. 2 on the said plan of Cavalier Apartments; thence South 87° 29' East 120 feet with the southerly line of said Lot No. 2 last mentioned to a point, the northwesterly corner of Lot No. 3 of the said Plan of Cavalier Apartments; thence with the northerly line of said Lot No. 3, South 87° 29' East 130 feet to the westerly margin of a 15 foot dedication for the widening of Dickerson Pike; thence with the margin of said dedication for Dickerson Pike, South 2° 31' West 143.67 feet to a point; thence North 83° 59' West 183.49 feet to a point; thence North 81° 57' West 80 feet to a point; thence South 7° 59' West 162.70 feet to a point in the northerly margin of a 5 foot street dedication for Ewing Lane; thence along said margin, North 81° 57' West 84.32 feet to the point of beginning.

Being the same property conveyed to Athens Transit Corporation by deed from Vaden Lackey, Jr., Successor Trustee, of record in Book 5476, page 543, said Register's Office.

WARRANTY DEED

FROM
ATHENS TRANSIT CORPORATION
TO
RALPH FLETCHER and
GEORGE B. HARRIS, partners

This instrument was prepared by:
Moseley & Moseley, Attorneys
1801 20th Avenue South
Nashville, Tennessee 37212

RUSH

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN
DEC 1 1 26 PM '82

IDENTIF. REFERENCE

Attorneys TITLE COMPANY
STAHLMAN BUILDING

H 19680

1824 44950 CHECK

2911

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5971 PAGE 755

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			170000.00-	CO
			442.00	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	448.50-
2911A	12/01/82	BAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 19680

IDENTIF. REFERENCE

Dec 1 1 26 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 913276